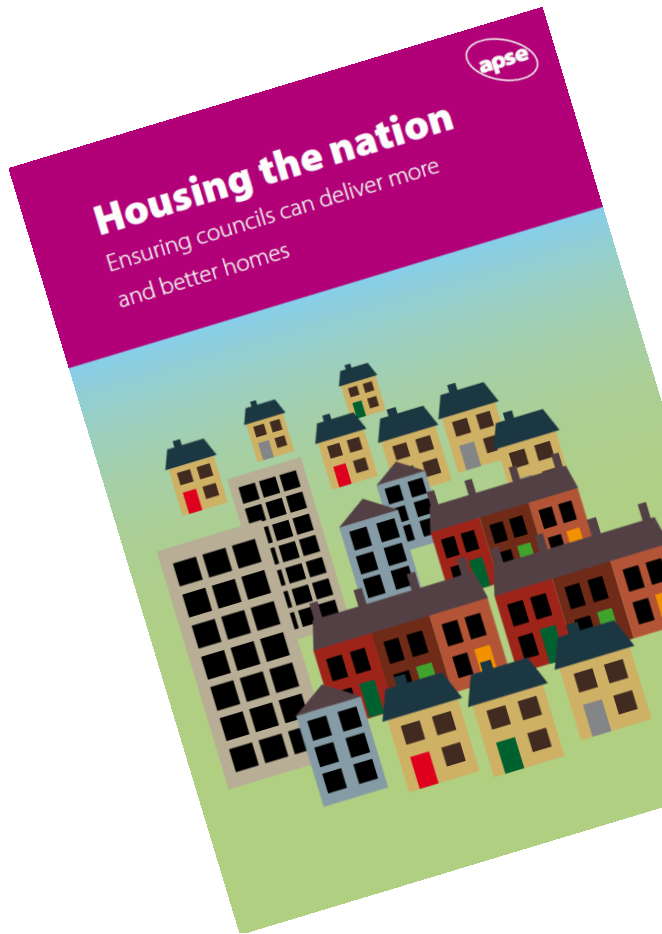




Mo Baines
APSE

Homes for All

Housing is moving up the political agenda





The research

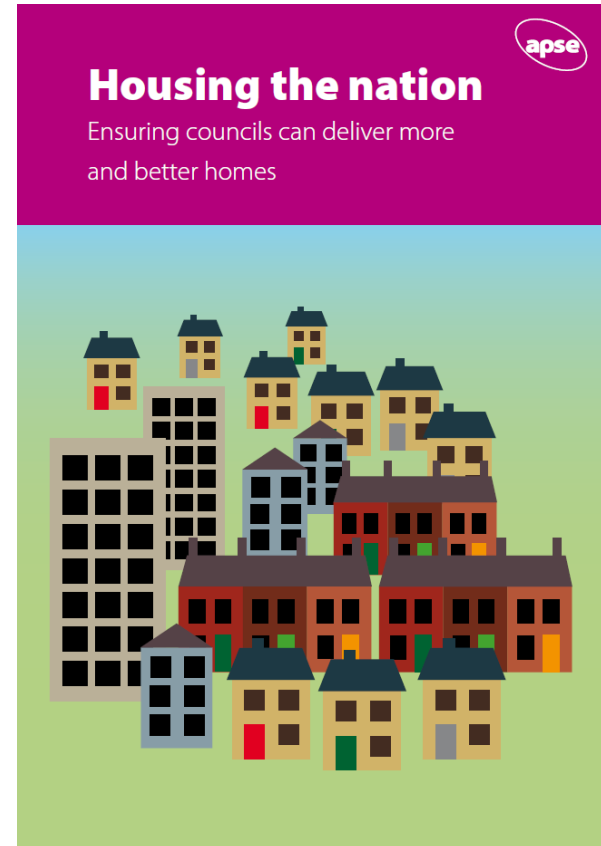
- Joint study with the TCPA
- Case study councils
- Online survey
- Recommendations

Key findings

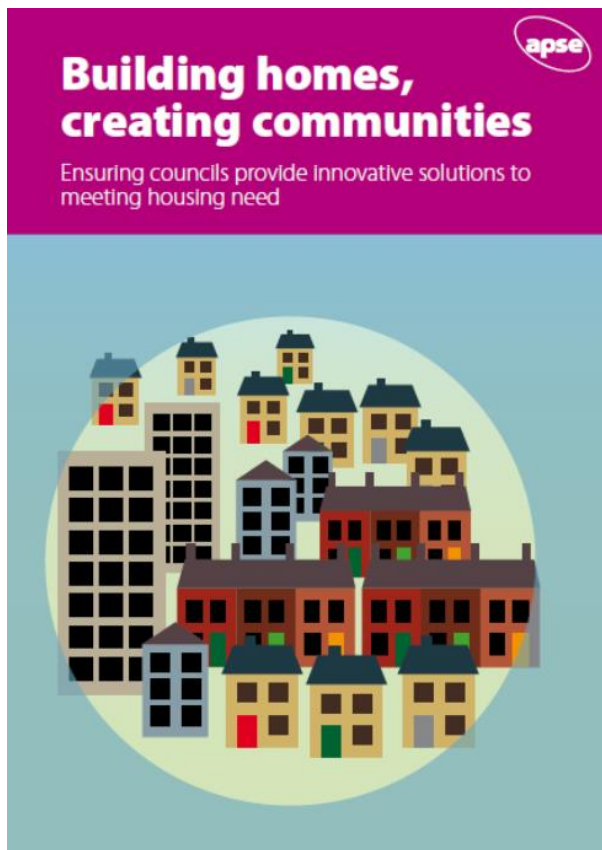


Last set of research found that :-

- 1948 -1978 local councils average build was 90,000 homes per annum
- By 2013 the figure has dropped to 2,000 per annum
- A need for over 1 million more homes
- A 'build need' of 200,000 + homes per year
- 220,000 new households are created each year



Things haven't improved!



Survey said...



- 65% of councils are still relying on the planning process via Section 106 funding
- 24% direct delivery
- 11% Joint venture on council owned land

Are you considering a or have you set up a housing company ?



- 51.5% have set up a wholly owned
- 18% have set up a joint venture
- 25% have not done either



Is your council currently delivering or exploring private rental sector homes (PRS) as part of the solution to creating new home in your local authority area?

- 46% exploring
- 19% currently delivering PRS
- 28% no

What about the viability test? [England]



- 61% believe the viability test in the NPPF has hindered the ability to secure sufficient numbers of social and affordable homes
- Just 13.5% believe it has helped
- 25.5 % do not know
- 76% do not believe the starter homes initiative will help address affordable housing



Housing shortages

- We need to build 266,000 homes per annum by 2020
- Between 2016 and 2020 we are set to lose 122,000 existing social homes
- In 2015/16 the number of affordable homes fell from 66,000 in the previous year to 32,000
- Divergence in UK policy towards housing

Not one housing crisis but many



- Across the UK a survey by Halifax Building Society found UK house prices are rising at ten times earnings
- Central investment in new homes dropped by 35% between 2010 and 2015
- Backlog of up to 2 million homes
- Homelessness and concealed households are big issue



And housing benefit?

House of Commons statistics show:

- 478,000 people with jobs claimed housing benefit in 2009/10 rising to 1,049,000 in 2014.
- If trends continue by 2018-2019 this will rise to 1,238,000 in 2018-19.
- The cost to the taxpayer has climbed from £2.2bn in 2009/10 to a projected £6bn in 2018-19
- Tax payer 'subsidies' to employers? Zero hours / uncertain contracts?

Case studies



- Birmingham Municipal Housing Trust
- Homes for Lambeth
- Midlothian Council
- Oxford City Council
- South Cambridgeshire District Council

What makes for a case study?



- Councils all have local knowledge to develop bespoke solutions
- Awareness of patterns of local needs
- Ability to retain assets for the public purse
- Control of what is developed?
- Cost efficiency?
- Affordable housing not easing the burden!

Public policy context?



- Brexit
- Local government finance
- Revision to CIPFA Code
- Where to now with Prudential Borrowing
- Public works loans board
- Reform? IN whose interests?

Public trust



“That’s why, when I say we must do everything possible to prevent a repeat of Grenfell, I’m not just talking about the cladding or the stairways or the sprinklers.

We need to shift the whole conversation about social housing, reframe the whole debate.

We need to challenge outdated, unfair attitudes.

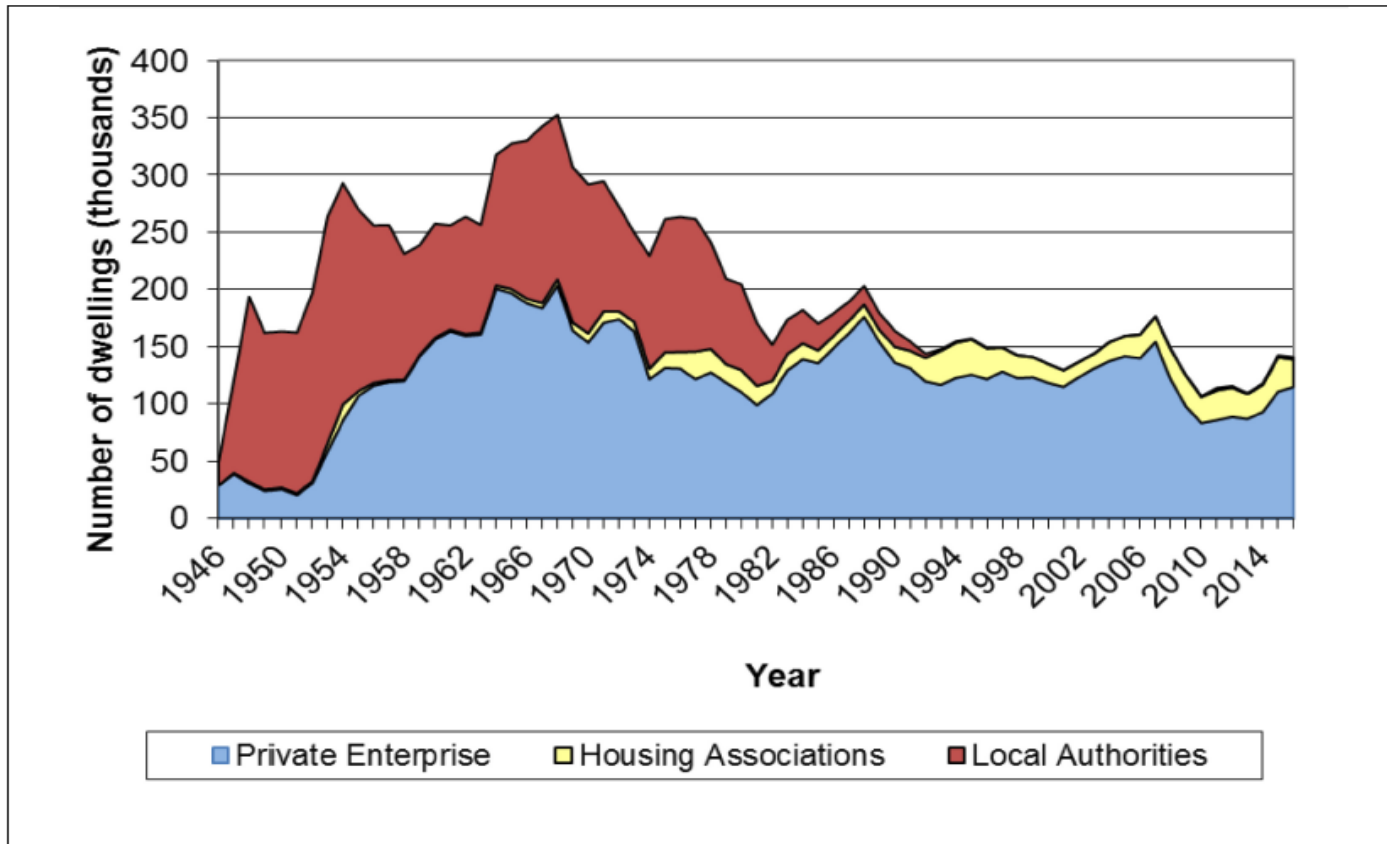
We need to return to the time, not so very long ago, when social housing was valued.

It was treasured.”

19 September 2017



Permanent new Build By Tenure 1946 to 2014



Housing is about people and people need homes.



LOCAL SERVICES

LOCAL SOLUTIONS



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